

WARRANTY

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Oak Ridge Ranches, LLC, a Florida limited liability company (Developer), warrants to the City of Port St. Lucie (City) that the Transferred Improvements (as defined in the Bill of Sale Absolute executed by Developer and delivered to City) as shown in the approve Construction Plans and Specifications for Crosstown Parkway Extension Phase 2B under permit number P22-169, are free from any defect, whether patent or latent, in design, manufacture, construction, workmanship, and materials. The Developer agrees to indemnify and hold City harmless from any claim, loss, damage, or other expense whatsoever, including attorney's fees, that City may suffer as a result of the failure of the Transferred Improvements to be as warranted. This warranty shall expire twelve (12) months from the date all Transferred Improvements are completed and turned over to the City.

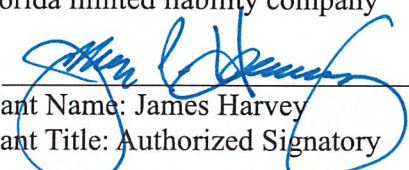
In the event any defect, malfunction, or failure, not caused by City's misuse or damage, occurs during the warranty period, the Developer will correct the defect, malfunction, or failure without any expense, cost, or charge to City. Such correction will consist of repair to the defective item to make it operational, or if such item cannot be repaired or it is not commercially practicable to do so, then at the Developer's option, the item may be replaced. If, after then (10) days' written notice, the Developer fails to proceed promptly to comply with the terms of this warranty, City may have the defect, malfunction, or failure corrected and the Developer will be liable for all reasonable expenses incurred.

The warranty set forth herein is cumulative and shall not exclude or affect the operation of any other warranty or guaranty provided by law. Nothing herein shall relieve the Developer of responsibility to third parties for negligence or for any defect in design, manufacture, construction, workmanship, and materials as otherwise provided by law.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed by its duly authorized agents, and its corporate seal affixed hereto, this ~~February~~ day of Feb., 2026.

[Signature page to follow.]

Oak Ridge Ranches, LLC,
a Florida limited liability company

By: 

Affiant Name: James Harvey

Affiant Title: Authorized Signatory

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 12 day of Feb. 2026, by James Harvey as Authorized Signatory of
Oak Ridge Ranches, LLC, a Florida limited liability company, on behalf of said company.
He/~~she~~ ☒ is personally known to me or ☐ has produced _____ as identification.


Signature of Notary Public



Bryon T. LoPreste

Printed Name

Notary Public, State of Florida

My Commission Expires: 1/27/28

[Acceptance of Warrant page to follow]

ACCEPTANCE OF WARRANTY

The above Warranty is hereby accepted this ____ day of _____, 2025.

Attest:

CITY OF PORT ST. LUCIE

Print Name: _____

By: _____

Title: Authorized Signatory

Title

(Seal)

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____ 2025. By _____ who ☐ is personally known to me or ☐ has produced _____ as identification.

Signature of Notary Public

Printed Name

Notary Public, State of Florida

My Commission Expires: _____